

Unit D, 57 Lancaster Road Industrial Estate,
New Barnet, EN4 8AS

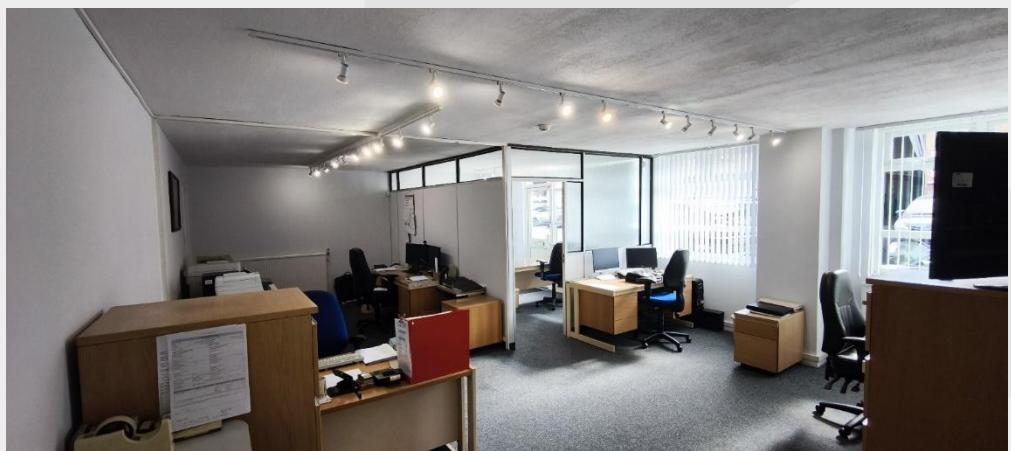
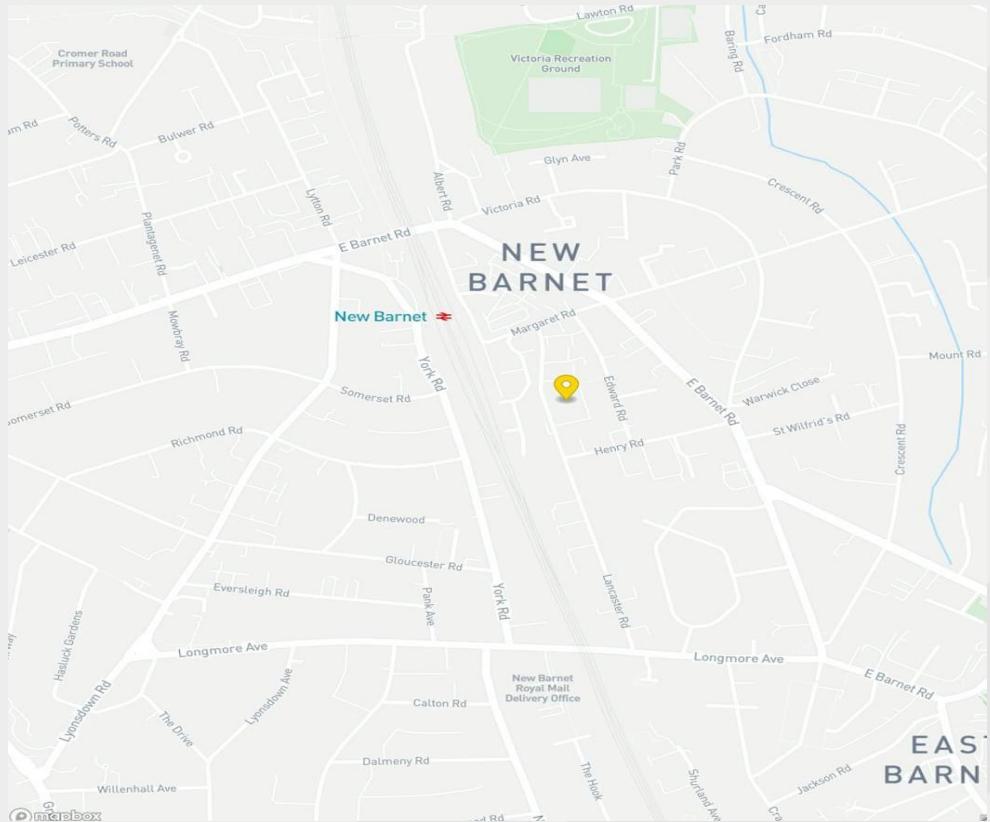


LOCATION

The unit is located on Lancaster Rd within the East Barnet district of north London. The unit is readily accessible to East Barnet Rd and thereby the A1000, A1(M), M25 and A406 north circular road.

New Barnet overground station is within walking distance while there are regular bus services along East Barnet Rd.

East Barnet Rd provides hospitality and retail services including a Sainsbury's.



PROPERTY

The unit is end of terrace and of steel portal frame construction with brick elevations. Internally the unit is arranged as a production/warehouse area, accessed via a roller shutter loading door, with an eaves height of 5.35m and a maximum height to the apex of 7.47m. There is a ground floor office incorporating a reception, kitchen and WC's. The offices have spot lights, carpeting central heating and double glazing.

Above the office is a storage area and behind is an enclosed mezzanine floor providing additional storage or office space.

There is 3 phase electricity supply and gas connection.

Total 9 car parking spaces. Externally to the front is parking for 4 cars and there are a further 5 parking spaces within the estate car park.



Accommodation	GIA sq ft	GIA sq m
Ground Floor Warehouse	3,824	355.26
Ground Floor Office	790	73.40
TOTAL	4,614	428.65
Mezzanine Floor	1,746	162.20

**For further information or an appointment to view,
please contact:**

Cliff Bonnett
07850 867632
Cliff.bonnett@strettions.co.uk

Charles Wood
07970 434876
Charles.wood@strettions.co.uk

TENURE

Leasehold for a term by negotiation.

Rent £110,000 pax.

EPC

The unit has an EPC rating of C.

BUSINESS RATES

The unit has a Rateable Value of £40,750

SERVICE CHARGE

There is a service charge for maintenance of the communal areas and estate roads further details on request.

VAT

The rent and service charge are subject to VAT.



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